

Arlington Redevelopment Board
May 12, 2014 Minutes
Town Hall Annex, Second Floor Conference Room, Town Hall – 7:00pm

Approved: May 19, 2014

PRESENT: Mike Cayer, Chair, Andrew Bunnell, Bruce Fitzsimmons, Christine Scypinski

ABSENT: Andy West

STAFF: Carol Kowalski

Documents Used:

Sign Proposal for 125 Broadway, Eli's Service Station, prepared by Project Signs and Graphics, date stamped February 5, 2013

9 photographs provided by Eli Elkhaouli, dated May 12, 2014

The Chairman opened the meeting and turned to Eli Elkhaouli for introduction to the Board.

Mr. Elkhaouli introduced himself and described the proposed sign changes for the canopy, the garage doors, and the gas pumps.

Ms. Kowalski informed Mr. Elkhaouli that some existing signage was never presented or approved, so whatever is approved should be memorialized in the agreement.

Mr. Elkhaouli confirmed that the proposed signage would not be lit.

Ms. Scypinski said the standing sign was a good design and that she is pleased it's being kept. She also stated that the new design is cleaner.

Mr. Fitzsimmons stated that with past special permits, such as Gulf, the Board allowed the name on the gasoline pump. Mr. Fitzsimmons stated that the canopy is fine.

Mr. Elkhaouli presented photos showing that the additional accessory signs have been removed.

Mr. Fitzsimmons stated that only one state inspection sign is typically allowed.

Mr. Bunnell asked what the lifespan was for the canopy.

Chris Loretto of 56 Adams Street said he had no problem with the signs, but stated that the reason you don't see canopy signs in Arlington is because the bylaw doesn't specifically allow them. The former Planning Director had a policy of discouraging them. Mr. Loretto also stated that the free standing sign is very prominent from all directions and it seems like excessive branding for a residential neighborhood. Mr. Loretto asked that the brand be on the gasoline pump once, which it currently is. Mr. Loretto stated that he recognizes that the bylaw allows the Board to exceed the number of signs with a specific memo from the Director of Planning justifying their decision.

Mr. Fitzsimmons stated that the logo is a small part of the design plan and that the canopy would be more color scheme than signage.

Ms. Scypinski stated that she doesn't object to it.

Mr. Fitzsimmons summarized the new signage as presented for the building façade wrap, the gasoline pump, the standing sign, and the canopy light, specifying that the lights must not be LED, and conditioned on the decals, the fence signs, and the Porter Auto Sales signs being removed, and moved that the Board grant the special permit for signage subject to the foregoing

conditions.

Ms. Scypinski seconded. All voted in favor.

The Board then turned to Jake Upton of Arlington 360. Mr. Upton provided an update to the Board on the following:

- The bus stop was completed as of May 12, 2014.
- The sidewalk has been completed near the marketing trailer.
- Siemens is updating the traffic signals.
- The steep slopes below the Lower Vista Park were cleared of invasive weeds in the fall. Japanese knotweed is present and can be treated by Groundscapes. They are proposing a multi-year program for knotweed, honeysuckle and bittersweet invasives as well.
- Update to forest management plan is due. The arborist is scheduled for May 30, 2014.
- Evening work will be done on May 13, 2014; a notice has been sent to abutters that thermoplastic markings will be installed on the road.
- Both checks have been delivered to land trust totaling \$40,000.
- No changes to landscaping at bus stop; the tree has been relocated.
- Groundscapes has advised that it is better to leave the brush in place on the slopes below the Lower Vista Park to help stabilize the slopes especially as the invasives are removed.
- All trash has been removed and the exposed I-beam will be removed.
- Marketing Trailer site has been graded and is being seeded and trees planted this week.
- Condo Sales included two (2) with Purchase & Sale Agreements and seven (7) outstanding. Minimum of nine (9) are needed for lenders.

Ms. Scypinski asked about the lights and neighbor concern.

Mr. Upton said Shelter confirmed that their lights meet the plan. BrightView installed temporary shields and is awaiting delivery of permanent shields.

Mr. Cayer asked availability of Board members for a meeting on May 19, 2014. He asked that staff meet with Mr. Upton to review the completion matrix and that staff advise the ARB in their vote that the project is substantially complete.

Ms. Scypinski voted to approve the minutes from April 28, 2014. Mr. Fitzsimmons seconded. Mr. Bunnell abstained.

Ms. Scypinski moved to adjourn. Mr. Fitzsimmons seconded. All voted in favor.